



1413 | 166 Arlington Road, NW1 7HP

Design and Access Statement

Planning

File: 1413.1.04-002_D&A Statement



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Document Control

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1.0 INTRODUCTION

Emrys Architects have prepared this Design and Access Statement on behalf of Sandra Nicholls, the owner of 166b and 166c Arlington Road and joint freeholder with the owner of 166a. This document is assembled to support the planning application for the conversion of the existing loft space to accommodate a rear roof terrace and internal alterations of the first and second floor - to be read alongside Emrys Planning Application drawings.

Emrys Architects have developed a sensitive proposal which responds to the specific spatial requirements of the client. The new proposal will respect the front elevation of the building with minimal alterations to the rear elevation.

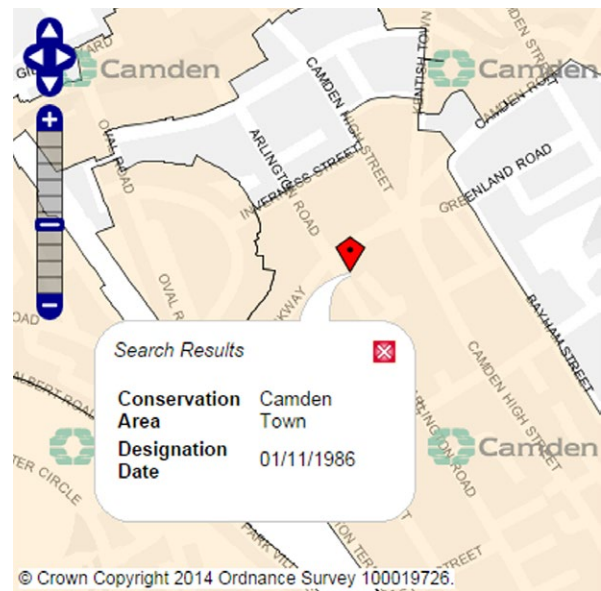
2.0 BACKGROUND INFORMATION

2.1 Site Location & Aerial Photograph

Arlington Road is situated in the London Borough of Camden and the property lies within the Camden Town Conservation Area. A Heritage statement is included in section 3.3 of this Design & Access Statement to support the planning application.



01. Site Plan



02. Conservation area

2.2 Site Description

166 Arlington road is a four storey terraced house in Arlington Road. The building is divided into three flats:

- A lower ground and ground floor duplex with access through the basement (166a), not included in the proposal.
- A ground floor one bedroom flat with access from street level (166b), also not included in the proposal.
- A first and second floor duplex with loft space which is the subject of this application (166c).

Arlington road is of a distinct character defined by the regular rhythm of the brick terraced houses. Most of them are three stories with a basement and an attic level within a slate faced mansard. At roof level the party walls are expressed as upstands with shared chimneys at the ridge. This building is slightly different in that as it is a double fronted property.

2.3 Site Photographs



01. Front elevation, Arlington Road- Access



02. View from Parkway



03. View along Arlington road

2.4 Aerial Views



01. Birds Eye View - North



02. Birds Eye View of the Rear of the Property - East



03. Birds Eye View - South



04. Birds Eye View of the Front of the Property - West

2.4 Site Planning History

There is no recent planning history for the site, although within the direct vicinity there has been a certain amount of planning activity and contemporary development (some examples are identified in Section 2.5 of this Design & Access Statement).

01. EMRYS Architects has submitted a planning application for a roof and rear extension in December 2014 that has been refused on the following terms:

- Application Ref: 2014/7574/P
- Planning Officer: Rachel English
- Date: 18/12/2014
- Date of resolution: 27/01/2015
- Proposal: Erection of glazed roof extension, creation of roof terrace and erection of single storey extension at rear second floor level.
- Resolution: Refused
- Reason for refusal:

"The proposed development, by reason of its location, design, form, bulk, height and materials, would result in harm to the character and appearance of the host building, the terrace of which it forms part and the Camden Town conservation area, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies."

02. EMRYS architects appealed the decision on February 2015 being this resolved as follows:

- Appeal Ref: Appeal Ref: APP/X5210/W/15/3004660
- Inspector: N McGurk BSc (Hons) MCD MBA MRTPI
- Decision date: 22 July 2015
- Decision: Dismissed
- Main Issue: *"The main issue in this case is the effect of the proposed development on the character and appearance of the Camden Town Conservation Area."*
- Main design related reasons:

"6. The proposed roof extension would, I find, introduce bulk, height and massing that would appear as an alien feature, out of proportion with the traditional form of the host building. The harmful impact of this would be exacerbated as a result of the choice of materials, whereby the extensive glazing would fail to appear in harmony with the appeal property's attractive brickwork and sash windows."

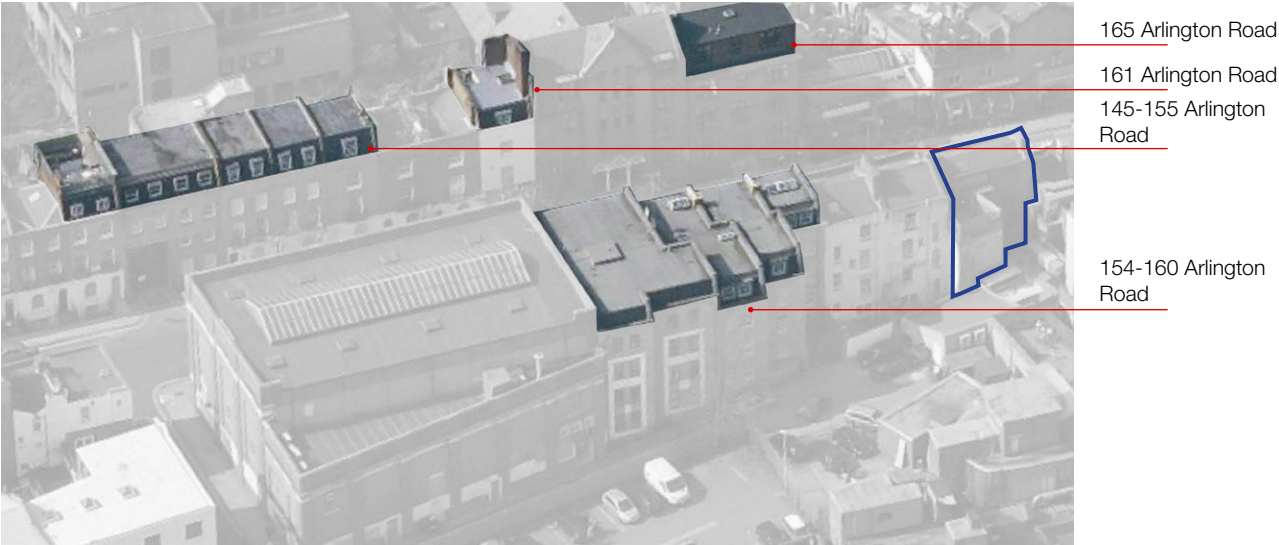
"7. Further to the above, I consider that the proposed raised parapet would appear as an uncharacteristic addition, to the detriment of the appeal property's proportions and to the disruption of its harmonious relationship with No 164 Arlington Road, adjacent."

"8. In addition, whilst the proposed roof extension would be set back from the front of the building, it would, due to its height and form, still appear prominently in a wide range of views, most notably from the busy corner of Arlington Road and Parkway. Resultantly, I find that its incongruous appearance would lead the proposal to draw attention to itself and would detract from the attractive qualities of the Conservation Area."

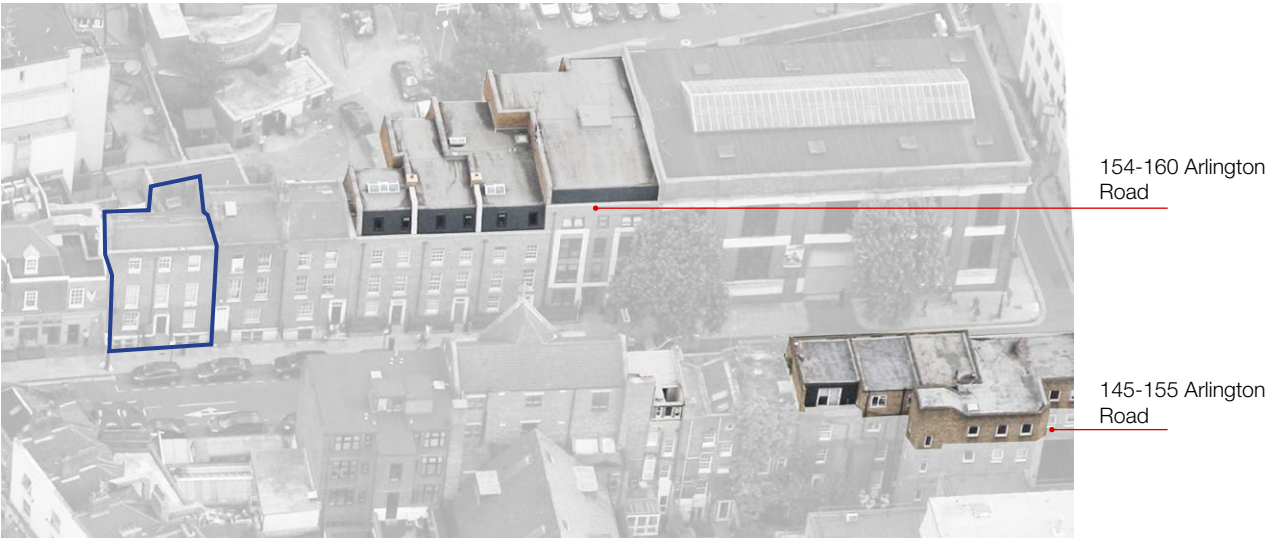
"9. Taking all of the above into account, I find that the proposal would fail to preserve or enhance the character and appearance of the Camden Town Conservation Area. This would be contrary to the Framework, Core Strategy1 policy CS14, and LDF2 policies DP24 and DP25, which together amongst other things, protect local character."

2.5 Precedents in the area

There have been a number of extensions and developments to the terraced properties in this area, in particular alterations to the roof (mansards). Highlighted below are rooftop alterations on both sides of Arlington Road.



01. Consented Planning Schemes for rooftop developments on Arlington Road.



02. Consented Planning Schemes for rooftop developments on Arlington Road.

 166 Arlington Road

3.0 DESIGN AND ACCESS STATEMENT

3.1 Design Proposal

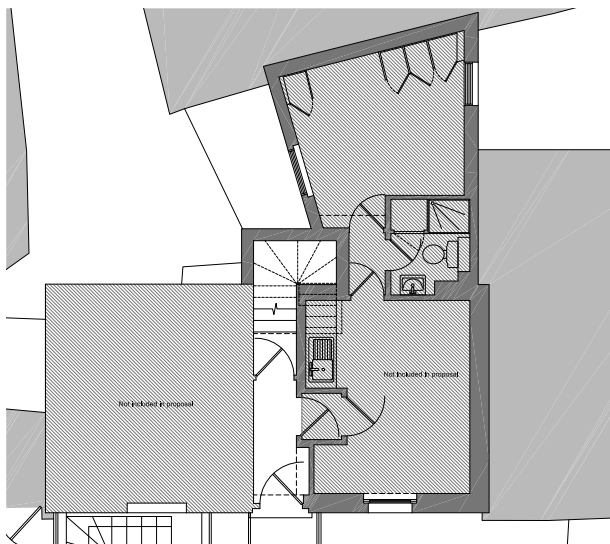
The client has approached Emrys Architects to convert her flat with the aim to create a more spacious flat and a higher quality living space. The flat in its current state has three bedrooms, toilet and bathroom on first floor level and the second floor level is split into an open plan living, dining, kitchen with access to loft space.

The design proposal rearranges the bedroom layout on first floor in order to add an ensuite bathroom to the master bedroom and a family bathroom. On second floor it is proposed to extend the kitchen into the terrace in order to have a richer relationship between this spaces and a enlarged kitchen. A toilet is also proposed at this level.

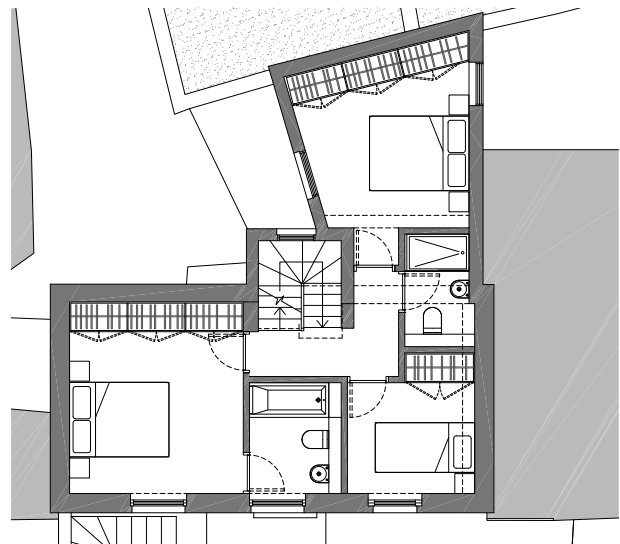
The same stair will continue up to the third floor roof terrace, accessed by an electronic opening rooflight. The position of the new roof terrace and the access volume has been considered carefully, it is to the rear of the property and in line with the original ridge of the roof so it doesn't add bulk to the original building.

The extension it is not visible from the street frontage so it maintains the character of the street and the conservation area of Camden Town.

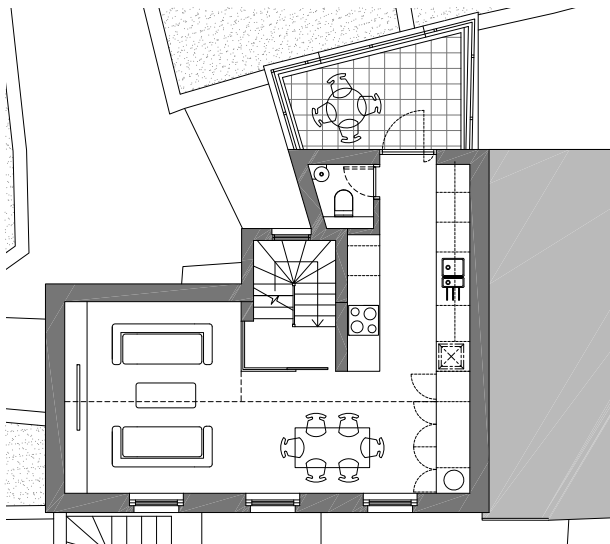
There will be no alteration to the front facade, flat entrances or to any existing windows. Access by foot and vehicle remains from Arlington Road.



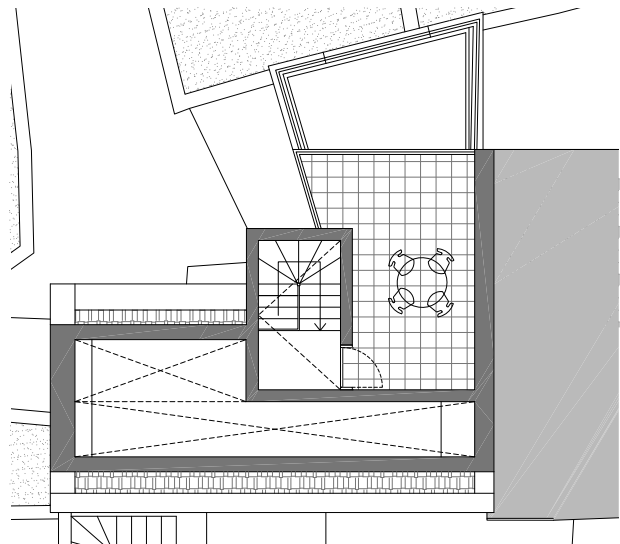
01. Proposed Ground Floor (as exist)



02. Proposed First Floor



03. Proposed Second Floor



04. Proposed Roof Terrace

3.2 Mass, Scale and Bulk

The scale of the extension has been kept in line with the local area.

Through a slightly different living arrangement and a new amenity space this simple design solution will feel much more spacious and bright and will provide the resident with a better quality of life.

<u>Existing GIA Ground Floor</u>	= 5.62 m ²	<u>Existing GIA 1st Floor</u>	= 49 m ²
<u>Proposed GIA Ground Floor</u>	= 5.62 m ²	<u>Proposed GIA 1st Floor</u>	= 49m ²
<u>Existing GIA 2nd Floor</u>	= 33.4 m ²	<u>Existing GIA 3rd Floor (loft)</u>	= 0
<u>Proposed GIA 2nd Floor</u>	= 41.64 m ²	<u>Proposed GIA 3rd Floor</u>	= 5 m ²

NET INCREASE: 13.24 m²

3.3 Materials

The proposed alterations and extension will be constructed in high-quality materials and in a contemporary design. The rear extension will be constructed in brick to match the existing and the roof terrace balustrade will be glass in order to minimize its bulk.

3.4 Heritage statement

This heritage statement has been included within the Design and Access Statement to justify works on a property located in a conservation area. In this case, the justification is for 166 Arlington Road which is included within the Camden Town Conservation Area of LB Camden. The existing building is not a listed building.

There will be no alteration to the building footprint, original facade or to any existing windows. The extension will not be higher than the original ridge and will not be visible from street level.

The proposal will be constructed in high quality materials to preserve the original aspect of the building and minimize the impact of the extension. The extension will respect and enhance both the host building and the character of the Camden Town Conservation Area.

3.5 Landscape and Trees

No alteration to landscape or trees is required.

3.6 Pedestrian and Vehicular Access

There will be no alteration to the building or the flat entrances or to any existing windows. Access by foot and vehicle remains from Arlington Road.

3.7 Sustainability

The additions and alterations to 166 Arlington Road are designed to be as sustainable as possible within the constraints of an existing building. Materials will have a low embodied energy and be sensitive to the existing fabric with the addition of contemporary materials which will be used as a tool to achieve a sustainable building, such as high performance glass and building fabric which rely on contemporary technologies. Fittings in the bathroom will include design elements such as dual flush toilets; low flow shower heads and non-concussive spray taps. There is adequate internal and external space in the new proposal for the separation of waste for recycling and the containment of waste storage.

4.0 APPENDIX: APPLICATION DRAWING LIST

EXISTING DRAWINGS - 0100

1413-0100-AP-000_PL02 - Location Plan
1413-0100-AP-001_PL02 - Ground Floor Plan
1413-0100-AP-002_PL02 - First Floor Plan
1413-0100-AP-003_PL02 - Second Floor Plan
1413-0100-AP-004_PL02 - Third Floor Plan (Loft Space)
1413-0100-AP-005_PL02 - Roof Plan
1413-0100-AP-006_PL02 -Section A + B
1413-0100-AP-007_PL02 -Elevation 1

PROPOSED DRAWINGS - GENERAL ARRANGEMENT PLANS - 0200

1413-0200-AP-001_PL02 - Ground Floor Plan
1413-0200-AP-002_PL02 - First Floor Plan
1413-0200-AP-003_PL02 - Second Floor Plan
1413-0200-AP-004_PL02 - Third Floor Plan (Roof Terrace)
1413-0200-AP-005_PL01 - Roof Plan

PROPOSED DRAWINGS - SECTIONS - 0300

1413-0300-AP-001_PL02 -Section A + B

PROPOSED DRAWINGS - ELEVATIONS - 0400

1413-0400-AP-001_PL02 -Elevation 1